

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
YAUPON TRAILS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Yaupon Trails Homeowners Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Property Owners' Association Management Certificate, recorded as Document No. 2022-1470438, in the Official Public Records of Brazos County, Texas.

1. The name of the subdivision: Yaupon Trails, Phases 1A, 1B, 2, and 8A
2. The name of the association: Yaupon Trails Homeowners Association, Inc.,
a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Brazos County, Texas, as described on Final Plat Yaupon Trails Phases 1A & 1B, recorded as Document No. 2019-1372207, Final Plat Yaupon Trails Phase 2, recorded as Document No. 2022-1476330, and Final Plat Yaupon Trails Phase 8A, recorded as Document No. 2022-1487117, all found in the Official Public Records of Brazos County, Texas.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association. Yaupon Trails Homeowners Association, Inc., Attn: Aggieland Houses Property Management Services, 4121 SH-6, Suite 210, College Station, Texas 774845, YauponTrails@aggielandhouses.com.
6. The name, mailing address, telephone number, and email address of the person or representative managing the association:

Name:	Aggieland Houses Property Management Services
Attn.:	HOA Division
Mailing Address:	4121 SH-6, Suite 210, College Station, Texas 77485
Telephone Number:	(979) 314-4234
Email Address:	<u>YauponTrails@aggielandhouses.com</u>
7. Website to access the association's dedicatory instruments:
<http://aggielandhouses.com/yaupontrailshoa/>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Resale Certificate Fee - \$150.00

Resale Certificate Update Fee - \$75.00

Rush Fee - \$50.00

Working Capital Assessment - \$300.00

10-Year Special Project Fund - \$100.00 (Annually)

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

YAUPON TRAILS HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Printed Name: Amanda Harvey
Title: Director

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me this 11 day of October, 2024 by
Amanda Harvey, Director of Yaupon Trails Homeowners Association, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Frank O. Carroll III
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
focarroll@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions of Yaupon Trails Subdivision, recorded as Document No. 2020-1414794, Official Public Records of Brazos County, Texas.
2. Bylaws of Yaupon Trails Homeowners Association, Inc., recorded as Document No. 2021-1456220, Official Public Records of Brazos County, Texas.
3. Notice of Addition of Land to Yaupon Trails Subdivision, recorded as Document No. 2023-1494132, Official Public Records of Brazos County, Texas.
4. First Amendment to Declaration of Covenants, Conditions and Restrictions; Yaupon Trails, recorded as Document No. 2024-1533612, Official Public Records of Brazos County, Texas.
5. Yaupon Trails Homeowners Association, Inc. Notice of Filing of Dedicatory Instruments; Policies and Rules Adopted Pursuant to the 2023 Legislative Session, recorded as Document No. 2024-1533614, Official Public Records of Brazos County, Texas.

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1541177

Volume : 19485

ERecordings - Real Property

Recorded On: October 18, 2024 10:50 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

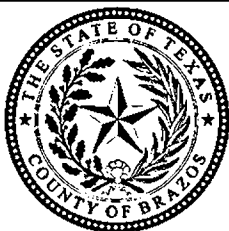
File Information:

Document Number: 1541177
Receipt Number: 20241018000048
Recorded Date/Time: October 18, 2024 10:50 AM
User: Thao C
Station: CCLERK01

Record and Return To:

Simplifile
5072 NORTH 300 WEST

PROVO UT 84604



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX